

ORDINANCE NO. 2014-6
AN ORDINANCE AMENDING THE ZONING ORDINANCE
TO ESTABLISH THE PUD-6, PLANNED UNIT DEVELOPMENT-6
DISTRICT AT 6725 YORK AVENUE AND 6712, 6708, 6704, 6700,
AND 6628 XERXES AVENUE

The City Of Edina Ordains:

Section 1. Chapter 36, Article VIII, Division 4 is hereby amended to rezone the below described property to PUD, Planned Unit Development in accordance with the following:

Sec. 36-493 Planned Unit Development District-6 (PUD-6) – 6725 York Avenue

(a) *Legal description:*

(Per Certificate of Title No. 1159936)

All that part of vacated West 67th Street dedicated in the plat of “York Terrace” lying West of a line drawn from the Southeast corner of Tract Q, Registered Land Survey No. 432 to the Northeast corner of Tract P of said Registered Land Survey and lying East of a line drawn from the Southwest corner of said Tract Q to the Northwest corner of Tract P; and All that part of vacated York Avenue South, dedicated in the plat of “York Terrace”, and all that part of Tract P, Registered Land Survey No. 432, and all that part of Tract F, Registered Land Survey No. 629, lying North of the following described line: Beginning at the Northwest corner of Lot 5, Block 2, “York Terrace”, thence running Westerly parallel with the South line of vacated West 68th Street dedicated in the plat of “York Terrace”, and its Westerly extensions to a point in the Westerly line of said Tract F, and there terminating, and all that part of said Tract F, all that part of Tract Q, Registered Land Survey No. 432, and all that part of vacated York Avenue South dedicated in the plat of “York Terrace”, lying South of the following described line: Beginning at a point in the East line of said Tract Q, said point being 1.81 feet North of the Southeast corner of said Tract Q as measured along the East line thereof, thence running Westerly parallel with said South line of vacated West 68th Street and its Westerly extension to a point in the Westerly line of said Tract F, and there terminating.

AND

Lot 1, Block 2, “York Terrace”
(Certificate of Title No. 193410)

AND

Lot 2, Block 2, “York Terrace”
(Certificate of Title No. 1328257)

AND

Lot 3, Block 2, “York Terrace”
(Certificate of Title No. 1100460)

AND

Lot 4, Block 2, “York Terrace”
(Certificate of Title No. 1145680)

AND

Lot 5, Block 1, “York Terrace”
(Certificate of Title No. 1380227)

And part of vacated West 67^h Street per City Resolution Doc. No. 4734665

Property is located in Hennepin County, Minnesota

- (b) Approved Plans. Incorporated herein by reference are the re-development plans received by the City on May 12, 2014 except as amended by City Council Resolution No. 2014-69, on file in the Office of the Planning Department.
- (c) Principal Uses:
- All principal uses allowed in the PCD-3, Planned Commercial – 3 District (PCD-3)
Multi-Family Residential
- (d) Accessory Uses:
- All accessory uses allowed in the PCD-3, Planned Commercial District-3 (PCD-3)
- (e) Conditional Uses:
- All conditional uses allowed in the PCD-3, Planned Commercial District-3 (PCD-3) except multifamily residential.
- (f) Development Standards. Development standards per the PCD-3 Zoning District, except the following:

Building Setbacks

<p><u>Building Setbacks</u></p> <p>Front – York Avenue</p> <p>Front – Xerxes Avenue</p> <p>(Stories 1 & 2)</p> <p>(Porch)</p> <p>(Stories 3 – 6)</p> <p>(Porch/Deck)</p> <p>Stories 3-6)</p> <p>Side – North</p> <p>Rear – South</p>	<p>124 feet</p> <p>47 feet</p> <p>40 feet</p> <p>55 feet</p> <p>50 feet</p> <p>36-58 feet</p> <p>36-59 feet</p>
<p>Building Height</p>	<p>Six Stories & 68 feet*</p>
<p>Maximum Floor Area Ratio (FAR)</p>	<p>1.22%</p>

- (g) Signs shall be allowed per the PCD-3 standards in Sec. 36-1714, with the exception that no signage shall be allowed on the Xerxes Avenue side of the development.

Section 3. This ordinance is effective immediately upon Met Council review and decision on the Comprehensive Plan Amendment.

First Reading: June 17, 2014

Second Reading: Waived

Published: June 26, 2014

Attest Debra A. Mangen, City Clerk

James B. Hovland, Mayor